

IN RE: PETITION FOR SPECIAL HEARING
OF Linden Avenue, 80' E of
Cherry Street
(7305 Linden Avenue)
14th Election District
6th Councilmanic District
Willie Hunt
Petitioner

• BEFORE THE
• DEPUTY ZONING COMMISSIONER
• OF BALTIMORE COUNTY
• Case No. 92-323-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petitioner for Special Hearing in which the Petitioner herein requests approval of a nonconforming use of the subject property as a two-apartment dwelling, in accordance with Petitioner's Exhibit 1.

The Petitioner, Willie Hunt, appeared and testified. Also appearing on behalf of the Petitioner were Linwood Johnson with the Office of Planning, and Alan Curry, a prior resident of the area. There were no Protestants.

Testimony indicated that the subject property, known as 7305 Linden Avenue, consists of .123 acres, more or less, zoned D.R. 5.5 and is improved with a dwelling containing two apartments. Petitioner filed the instant petition to establish a legal nonconforming use of the subject dwelling as two apartments as a result of a zoning violation complaint filed by the adjoining property owner at 7307 Linden Avenue. Testimony indicated that the Petitioner purchased the subject property in 1973 and that at that time it was used as two apartments. Petitioner testified that he has continued the use of the property as a two apartment dwelling and that there has been no interruption in said use since his purchase.

Alan Curry appeared and testified on behalf of the Petitioner. He testified that he is familiar with the property having lived in the area

from 1941 until last year. Mr. Curry testified that the subject property has always been used as two apartments and that to his knowledge, there has never been any interruption in such use.

In further support of this Petition, Linwood Johnson with the Office of Planning, appeared and testified. Mr. Johnson introduced Petitioner's Exhibit 2 which describes the history of the property and surrounding area in detail. Testimony and evidence presented indicate that the adjoining property owner apparently proceeded to convert his property from a single family dwelling to a two apartment dwelling shortly after his purchase. Thereafter, at the request of the Cherry Heights Community Association, that property owner was cited with a zoning violation notice. It was presumed that the adjoining property owner then filed the complaint concerning the instant property. Mr. Johnson also indicated that the Cherry Heights Community Association supports the Petitioner's request.

As with all non-conforming use cases, the first task is to determine what lawful non-conforming use existed on the subject property prior to January 2, 1945, the effective date of the adoption of the Zoning Regulations and the controlling date for the beginning of zoning.

The second principle to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the subject property. A determination must be made as to whether or not the change is a different use and therefore, breaks the continued nature of the non-conforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered non-conforming. See McKemy v. Baltimore County, Md., 39 Md. App. 257, 385 A.2d. 96 (1978).

When the claimed non-conforming use has changed, or expanded,

then the Zoning Commissioner must determine whether or not the current use represents a permissible intensification of the original use or an actual change from the prior legal use. In order to decide whether or not the current activity is within the scope of the non-conforming use, the Zoning Commissioner should consider the following factors:

"(a) To what extent does the current use of these lots reflect the nature and purpose of the original non-conforming use;

(b) Is the current use merely a different manner of utilizing the original non-conforming use or does it constitute a use different in character, nature, and kind;

(c) Does the current use have a substantially different effect upon the neighborhood;

(d) Is the current use a "drastic enlargement or extension" of the original non-conforming use."

McKemy v. Baltimore County, Md., Supra.

After due consideration of the testimony and evidence presented, it is clear that the subject property has been used continuously and without interruption as a two-apartment dwelling since at least 1941 and that the property enjoys a legal nonconforming use.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of April, 1992 that the Petition for Special Hearing to approve a nonconforming use of the subject property as a two-apartment dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Timothy M. Kotroco
TIMOTHY M. KOTROCO

Baltimore County, Commission of
Zoning Commission
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

April 7, 1992

(410) 887-4386

Mr. Willie Hunt
5004 Litchfield Avenue
Baltimore, Maryland 21215

RE: PETITION FOR SPECIAL HEARING
SE/S Linden Avenue, 80' E of Cherry Street
(7305 Linden Avenue)
14th Election District - 6th Councilmanic District
Willie Hunt - Petitioner
Case No. 92-323-SPH

Dear Mr. Hunt:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-4391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

ORDER RECEIVED FOR FILING
Date *4/9/92*
By *886*

ORDER RECEIVED FOR FILING
Date *4/9/92*
By *886*

ORDER RECEIVED FOR FILING
Date *4/9/92*
By *886*

334

ZONING DESCRIPTION, 92-323-A

BEGINNING AT A POINT ON THE SE SIDE OF LINDEN
AVE 80'± E OF THE 30' PAVING, EDGE OF CHERRY ST.
BEING LOT # 43 IN THE SUBDIVISION OF CHERRY
HEIGHTS. RAT BOOK 3 PLUOTI ALSO KNOWN
AS 7305 LINDEN AVE. IN THE 14TH ED.

Willie Hunt
2-15-92

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County 92-323-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve
A Non-conforming 2 (two) apartment dwelling at
7305 Linden Ave

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Phone No.

Willie Hunt
Willie Hunt
5004 Litchfield Ave 367-2186
Balto. Md 21215
Willie Hunt
5004 Litchfield Ave

ORDER RECEIVED FOR FILING

Date *4/9/92*
By *886*



OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 1/2HR. + 1HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY *886* DATE *2/18/92*

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning and Land Use Department of Baltimore County will hold a public hearing on the proposed Special Hearing to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a nonconforming use of the subject property as a two-apartment dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.
Case Number: 92-323-A
SE/S Linden Avenue, 80' E of Cherry Street
7305 Linden Avenue
14th Election District
6th Councilmanic District
Willie Hunt
Petitioner
Hearing Date: Thursday, April 2, 1992 at 11:00 A.M.
Special Hearing: to approve a nonconforming use of the subject property as a two-apartment dwelling.
LAWRENCE E. SCHMIDT, Zoning Commissioner of Baltimore County
NA3/152 March 12

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 12, 1992

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zake Olson
Publisher

\$65.64

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning and Land Use Department of Baltimore County will hold a public hearing on the proposed Special Hearing to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a nonconforming use of the subject property as a two-apartment dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.
Case Number: 92-323-A
SE/S Linden Avenue, 80' E of Cherry Street
7305 Linden Avenue
14th Election District
6th Councilmanic District
Willie Hunt
Petitioner
Hearing Date: Thursday, April 2, 1992 at 11:00 A.M.
Special Hearing: to approve a nonconforming use of the subject property as a two-apartment dwelling.
LAWRENCE E. SCHMIDT, Zoning Commissioner of Baltimore County
NA3/152 March 12

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 12, 1992
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 12, 1992

THE JEFFERSONIAN,

S. Zake Olson
Publisher

\$65.64

92-323-A

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-0014190
Number
2/26/92
PUBLIC HEARING FEES
030 - SPECIAL HEARING (IRL)
LAST NAME OF OWNER: HUNT
PRICE
\$35.00
TOTAL: \$35.00

PAID PER HAND WRITTEN
RECEIPT DATED 2/18/92

Please Make Checks Payable To: Baltimore County



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R 001 6150
Number

Date

12-323

Cashier Validation

Please Mark Checks Payable to Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 123209
ITEM 334

DATE 2/18/92 ACCOUNT R001 6150
AMOUNT \$ 35.00

RECEIVED FROM MR W. HUNT
FOR SPH FILING

PAID BY R001 6150
VALIDATION OR SIGNATURE OF CASHIER
DATE CHECKED PRE AGENCY YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 3/17/92

Willie Hunt
5004 Litchfield Avenue
Baltimore, Maryland 21215

RE:
CASE NUMBER: 92-323-A
36/S Linden Avenue, 80' (+/-) E of Cherry Street
7305 Linden Avenue
14th Election District - 6th Councilmanic
Petitioner(s): Willie Hunt

Dear Petitioner(s):

Please be advised that \$ 35.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon

ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MARCH 6, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-323-A
36/S Linden Avenue, 80' (+/-) E of Cherry Street
7305 Linden Avenue
14th Election District - 6th Councilmanic
Petitioner(s): Willie Hunt
HEARING: THURSDAY, APRIL 2, 1992 at 11:00 a.m.

Special Hearing to approve a non-conforming two apartment dwelling.

Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Willie Hunt

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 27, 1992

Mr. Willie Hunt
5004 Litchfield Avenue
Baltimore, MD 21215

RE: Item No. 334, Case No. 92-323-SPH
Petitioner: Willie Hunt
Petition for Special Hearing

Dear Mr. Hunt:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
18th day of February, 1992.

Arnold Jablon

Received By:

W. Carl Roberts, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Willie Hunt
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration
and Development Management

FROM: Gary Kerns, Chief
Community and Comprehensive Planning Division
Office of Planning and Zoning

SUBJECT: Hunt Property, Item No. 334

DATE: March 20, 1992

In reference to the applicant's request, staff offers no comments:

GK:JL:prh
ITEM334.ZAC/ZAC1

RECEIVED
FEB 23 1992
ZONING OFFICE

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

MARCH 3, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: WILLIE HUNT
Location: 47305 LINDEN AVENUE
Item No.: 334 Zoning Agenda: MARCH 3, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: [Signature] Noted and Approved
Planning Group, Fire Prevention Bureau
Special Inspection Division

JP/REK

RECEIVED
MAR 5 1992
ZONING OFFICE

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION
Memorandum

TO: Julie Winiarski
Office of Zoning Administration and
Development Management

FROM: A. J. Haley, Deputy Director
Economic Development Commission

DATE: March 3, 1992

RE: Zoning Advisory Comments for Meeting of March 3, 1992

This office has no comment for items 328, 329, 330, 331, 332, 333, and 334.

c: Ken Nohe

RECEIVED
MAR 3 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: March 16, 1992

FROM: Robert W. Bowling, P.E.
Zoning Advisory Committee Meeting
for March 3, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 117 (Case No. 92-108-X), 329, 330, 331, 333 and 334.

For Item 316, the previous minor subdivision comments still apply.

For Item 298 (Case No. 92-296-XA), and Item 332, the sites must be submitted through the new subdivision process for review and comments.

For Item 328, the site must be submitted through the minor subdivision process for review and comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

RECEIVED
MAR 17 1992

ZONING OFFICE

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Robert W. Bowling, P.E.

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 3, 1992
ITEM NUMBER: 334

The issue of parking should be adequately addressed.

Robert W. Bowling
Robert W. Bowling
Traffic Engineer II

RWB/1WU

RECEIVED
MAR 17 1992

ZONING OFFICE

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: 7305 Linden Ave
Subdivision name: Cherry Heights
plot book: 2, folio 27, lots 23, sections

OWNER: Willie Hunt

See pages 5 & 6 of the CHECKLIST for additional required information

Scale of Drawing: 1" = 50'

date: 2-16-92
prepared by: W. Hunt

LOCATION INFORMATION
Councilmanic District: 6th
Election District: 14th
1"=200' scale map: NE 6E
Zoning: DR 5.5 5400±
Lot size: 123± square feet
acreage

Chesapeake Bay Critical Area:
BSEW: ☒
WATER: ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: ITEM # CASE #
334

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a nonconforming 2 two apartment dwelling at 7305 Linden Ave.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expense of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Attorney's Telephone No.:
Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name: Willie Hunt
Address: 5204 Litchfield Ave
City and State: Baltimore, Md. 21215
Phone No.: 367-8186



ESTIMATED LENGTH OF HEARING: -1/2 HR.
AVAILABLE FOR HEARING: MON./TUES./WED. - NEXT TWO MONTHS
OTHER: DATE 2/19/92

Lanwood
Need comments by
3-12

TO: JEFF LONG
FROM: LANWOOD JOHNSON
SUBJECT: 7305 LINDEN AVE. CHERRY HEIGHTS

1. Mr. Willie Hunt owner of the property in question, located at 7305 Linden Ave in the Cherry Heights subdivision. Stated to me in a telephone interview that when he purchased the property from Mr. & Mrs. Bertha Burrell in 1973 [3362/613] the division was already divided into two units.

According to land records (B.R. 3692/461) Bertha Burrell bought the house from former owners Walter Burrell, wife Herman and Samuel Griffin. Samuel Griffin, his wife Mary Griffin and grandson Walter Griffin had purchased the property from a Mr. Alfred J. O'FERRALL (B.R. 660/400), September, 1928.

I have, with the help of Mrs. Julia Chestnut (7305 Linden Ave) who is the spokesperson for the Cherry Heights community, tried to find other relatives of previous owners or neighbors who could attest to when 7305 Linden Avenue was converted to a two family dwelling.

His Bertha Burrell mentioned above, resided on an improved Cherry Heights property at 7401 Beach Ave (B.R. 853/254) to her son Kingston Burrell. No one has been able to contact him. According to Cherry Heights,

however, the house was sold by the same relatives have been off since December, and he may have lost the ownership of the house due to undelivered to an attorney who had been the executor of Mrs. Burrell's will.

I did speak with one former resident of Cherry Heights, a Mr. Allen Curry. He stated that he moved into the Cherry Heights Community shortly after World War II and later bought a house at 7401 Beach Avenue (B.R. 1938/84) in 1951. Mr. Curry went on to say that the house at 7305 Linden Avenue was already being used as a two unit dwelling when he moved into the Community. He has agreed to give sworn testimony, if possible either written or verbal, to attest to that fact.

Mr. Curry read and moved out of his 7401 Beach Avenue house (B.R. 8674/98) in 1990. He is now living in an apartment and can be reached at the following address:
Mr. Allen Curry
4406 Bowditch Lane
Baltimore, MD. 21206
483-4935

Mr. Hunt's house at 7305 Linden Avenue is currently occupied by two elderly sisters, Mrs. Jean Jackson in the front unit and Edith Hackley in the second unit. Mr. Jackson is presently hospitalized at the Johns Hopkins Hospital. Multiple sclerosis. Her sister, Mrs. Hackley and Cherry Heights neighbors help take care of her.

According to Mrs. Julia Chestnut, spokesperson for the Cherry Heights subdivision, the sisters occupying the dwelling at 7305 Linden Avenue, as far as the Community is concerned are viewed as one family. They have lived in the Community for approximately twenty years. Further, they are considered an integral part of the Cherry Heights extended family and nothing should be done to disrupt their living arrangements.

Mrs. Chestnut said the zoning violation notice for 7305 Linden Ave came as a result of the new property ownership of the house at 7307 Linden Avenue, requesting that the property (7305) be cited for

nonconforming use as a two unit dwelling. The new property owner of 7307 Linden Ave, Kay House Realty, Hugh Arnold, was at the request of the Cherry Heights Community Association, cited for converting a single family home into a two family apartment. He (Hugh Arnold) then, as reported, had 7305 Linden Avenue cited.

I would surmise that Mr. Arnold figured that if 7305 Linden Avenue was being used as a two family dwelling he should be allowed to do so as well. The difference here is that as far as could be determined the house at 7305 had been converted 30 or 40 years ago and his new property, according to Mrs. Chestnut, had never been converted into a two family dwelling.

The Cherry Heights Community is in favor of allowing Mr. Hunt to continue using his property at 7305 Linden Ave as a two unit dwelling.

The Cherry Heights Community is not in favor of allowing Mr. Arnold of Kay House Realty to use his property at 7307 Linden Avenue as a two unit dwelling. The community said it is already being destabilized by speculative and out-of-character housing. Adding rental units to this 83 year old subdivision would further destabilize the community.



N - SE M - SW
J - NE I - NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Dec. 13, 1988
B.C. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
[Signature]
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	OVERLEA	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986		6-E

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210